

**CITY OF KINGMAN
MEETING OF THE PLANNING AND ZONING COMMISSION
Council Chambers
310 N. 4th Street
Kingman, Arizona**

6:00 P.M.

AGENDA ACTON

Tuesday, August 11, 2015

REGULAR MEETING COMMISSION ACTION

CALL TO ORDER & ROLL CALL

All Commission Members were present.

PLEDGE OF ALLEGIANCE

- 1. APPROVAL OF MINUTES:** The Regular Meeting Minutes of July 14, 2015.

Motion to APPROVE as written UNANIMOUSLY (7-0) APPROVED.

- 2. CALL TO THE PUBLIC - COMMENTS FROM THE PUBLIC:**

- 3. PAST COUNCIL ACTION:**

- A. ABANDONMENT CASE AB15-001:** A request from Steven Paul Latoski, applicant and adjoining property owner, for approval of the vacation (abandonment) of a portion of Vermont Street located between Sunset Boulevard and Arlington Street. The applicant requested a 42-foot wide by 107.13 foot long portion of the public right-of-way to be vacated which is abutting property which is owned by the applicant. The subject property is described as Lots 1-3, Block 7, Kingman Metropolitan Addition, No. 2 (APN 311-17-122). The city will consider abandoning the full length of Vermont Street which is 50 feet wide by 214.26 feet long located between Sunset Boulevard and Arlington Street.
- B. ZONING ORDINANCE TEXT AMENDMENT CASE ZO15-001:** A city-initiated request to consider a text amendment to Section 10.000: Landscaping of the City of Kingman Zoning Ordinance. The proposed text change would revise this section by repealing the appeal process, repealing the 2:1 credit for landscaping in the right-of-way, adding an updated recommended plant list, adding parking lot landscaping standards, requiring an area equivalent to five-percent of the development area to be landscaped for remodels and expansions of existing development, clarifying plan submittal requirements, updating design elements including the irrigation standards and permitting some artificial turf as a landscape element, changing the time frame for replacement of dead plant material from 90 days to 45 days, and providing an exemption from the landscaping requirements for remodeled properties on sites that are over 95% developed.
- C. Consideration of the City Council Initiating a C-3 Planned Development District Zoning for the 151-Acres of City Owned Property in the Kingman Crossing Area that is Designated "Regional Commercial"** With the adoption of Resolution #4949 on May 5, 2015, the 151.32-acres of the Kingman Crossing area owned by the City is

designated "Regional Commercial" on the Projected Land Use Map of the Kingman General Plan Update 2030. The property can be rezoned to a zoning district that is in conformance with the General Plan. A compatible zoning district for a Regional Commercial designated area is Commercial: Service Business (C-3). However, as was discussed in the General Plan Amendment public meetings and other discussions with Council and the land owner on the north side of the future Kingman Crossing Traffic Interchange, some uses permitted in the C-3 Zoning District are not desirable. Therefore, a Planned Development District, which permits a change in the permitted uses, conditionally permitted uses, and minimum development standards, can be adopted to establish a desirable zoning district. Following are the stipulations for the north property and can be considered for the City's property.

4. NEW BUSINESS:

A. PUBLIC HEARING AND CONSIDERATION OF A RECOMMENDATION TO THE CITY COUNCIL ON A ZONING ORDINANCE TEXT AMENDMENT CASE Z015-002:

Consideration of a request from Hugh P. & Moira J. Gallagher, applicants, for a text amendment to Section 5.000: Residential Manufactured Home and Subsection 26.900: Recreational Vehicle Parks. The requested text amendment would allow recreational vehicles to be allowed by Conditional Use Permit within an established manufactured home park located in an R-MH zoning district. The use of recreational vehicles would be subject to the conditions of the existing recreational vehicle park development standards. Additional text language may be recommended by staff with regard to the development standards.

Motion to DENY recommendation of text amendment as proposed CARRIED with a vote of (5-2).

B. 2015 APA ARIZONA CONFERENCE: The American Planning Association, Arizona Chapter, is hosting the 2015 annual conference November 4-6 at the Marriott University Hotel in Tucson, Arizona.

Discussion only took place. No motions were made.

COMMISSIONERS COMMENTS: Limited to announcements, availability/attendance at conferences and seminars, requests for agenda items for future meetings and requests for reports from staff.

MOTION to adjourn CARRIED UNANIMOUSLY (7-0).

ADJOURNMENT 6:30:43 PM